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CITY OF PLANNING
DEVELOPMENT
DIVISION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

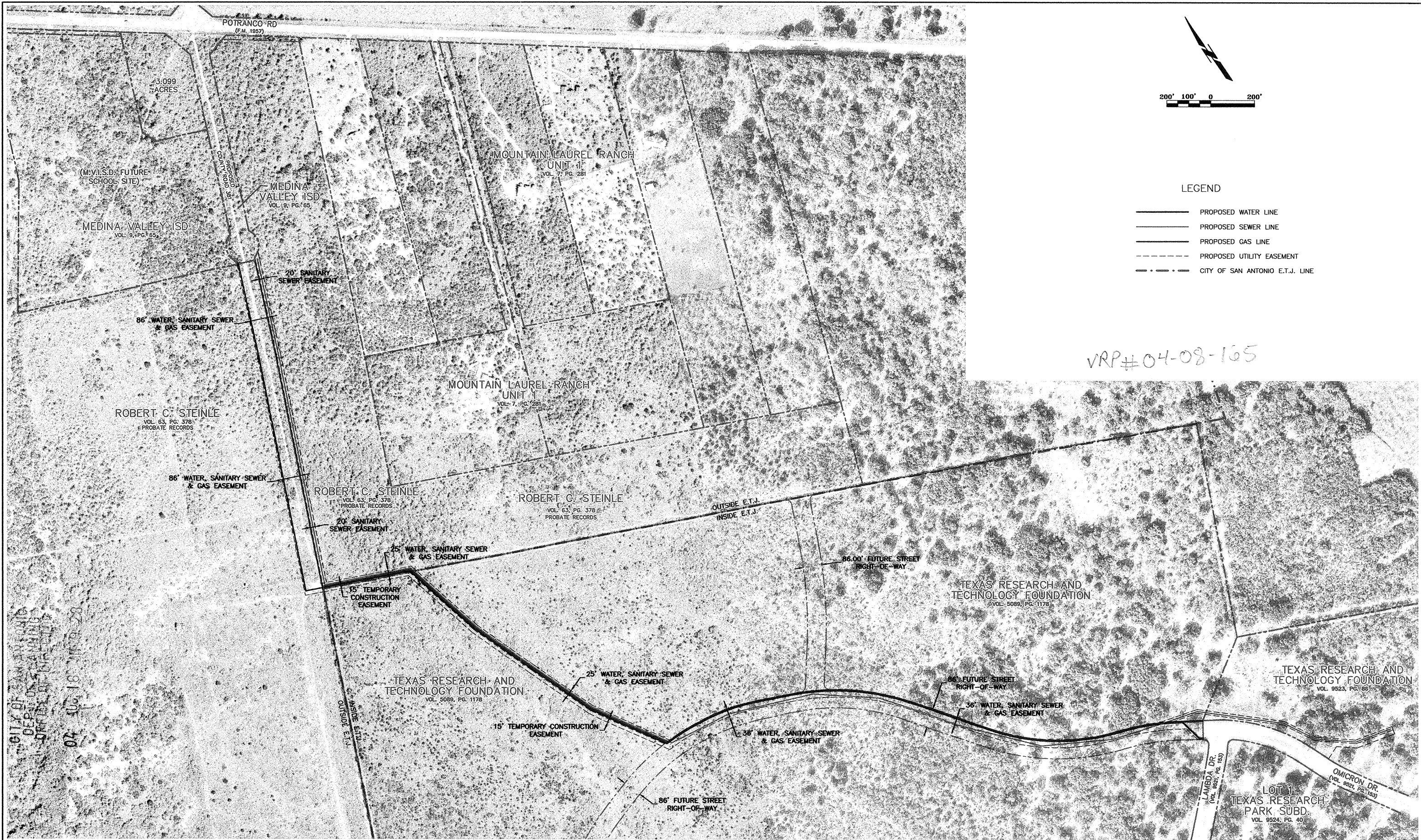
04 JUL 16 AM 9:28

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
COUNCIL COMMITTEE

Date: _____
File # **276** _____
Signed: _____

#276

VRP# 04-08-165



- LEGEND
- PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED GAS LINE
 - PROPOSED UTILITY EASEMENT
 - CITY OF SAN ANTONIO E.T.J. LINE

VRP#04-08-165

DESIGNED BY	CWR
DRAWN BY	JLD
CHECKED BY	KRR
REVIEWED BY	CWR
DATE	AUGUST 2004

NO	DATE	REVISION	BY

CDS/MUERY SERVICES
Engineering & Surveying
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

EXHIBIT 1		SHEET NO. 1
MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT		OF 1 SHEETS
OFFSITE UTILITY EXTENSION		FILE NO. 103174\103174.04 DWG\EXHIBIT.DWG



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-08-165
Assigned by city staff

Date: August 10, 2004

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If a pplica tion is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.

(a) Owner/Agent: Texas Research Park Foundation

Phone: (210) 674-4177 Fax: (210) 677-0335

Address: 14815 Omicron Drive, Suite 100

City: San Antonio State: Texas Zip code: 78245

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey Phone#: (210) 375-9000

City: San Antonio State: Texas Zip code: 78216

(b) Name of Project: Texas Research Park

(c) (k) Site location or address of Project and Legal description:

Southwest corner of Potranco Road (FM 1957) and SH 211.

Legal Description:

CB 4348

Texas Research and Technology Foundation

Vol. 5089, Pg. 1178

Council District _____ ETJ X Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application - See Attachment I -

(d) Total land use, in square feet N/A

(e) Total area of impervious surface, in square feet N/A

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; N/A

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? 10/6/1987

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Construction of streets (Omicron Dr. & Lambda Dr.), utility infrastructure, and buildings.

5. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

PERMIT

Type of Permit: Development Permit Date of Application: 8/27/1998

Permit Number: 300 Date issued: 9/14/1998

Expiration Date: N/A Acreage: 1476

MASTER DEVELOPMENT PLAN (MDP)

(Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions with in 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Texas Research Park # 276

Date accepted: 10/6/1987 Expiration Date: 4/6/1989 MDP Size: 1476 acres

P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Other

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: York Duncan Signature: York Duncan Date: 8/10/04

Sworn to and subscribed before me by York Duncan on this 10th day of August in the year 2004, to certify which witness my hand and seal of office.



Nicole
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-08-165

Date: 9/28/04

Assigned by city staff

☒ **Approved**

☐ **Disapproved**

Review By: 
Development Services Department

Date: 9/28/04

Comments: Approved as of October 6, 1987 for that portion of the utility infrastructure located within the boundaries of the Texas Research of the Texas Research Park POADP # 276 and for the that portion of utility infrastructure located outside the boundaries of the Texas Research Park POADP # 276 effective the date of the initiation of the project by the MVISD School Board.

As per city attorney's comments

CDS/MUERY SERVICES
Engineering & Surveying

3411 Magic Drive
San Antonio, Texas 78229
Phone: (210) 581-1111
Fax: (210) 581-5555

August 13, 2004

Mr. Michael O. Herrera
Special Projects Coordinator
City of San Antonio Planning Department
Comprehensive Division
P.O. Box 839966
San Antonio, Texas 78283-3966


**RE: VESTED RIGHTS PERMIT APPLICATION FOR TEXAS RESEARCH
PARK IN CONNECTION WITH THE MEDINA VALLEY ISD – NEW
ELEMENTARY SCHOOL OFFSITE UTILITY MAIN EXTENSION
PROJECTS**

Dear Mr. Herrera:

Attached are two duplicate packages containing a vested rights permit application and attachments for the Texas Research Park. It is requested that a vested rights permit be granted in connection with the above-referenced projects.

If you have any questions, please contact me at (210) 581-1111.

Sincerely,



Curt W. Raabe, P.E.
Project Manager

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Attachments

04 AUG 16 AM 9:45

cc: Mr. York Duncan – Texas Research Park Foundation
Mr. Eugene Dawson, Jr., P.E. – Pape-Dawson Engineers, Inc.



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) ☒ Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) ☒ A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Justin

Date: 04/16/04